



Date: February 3, 2025
To: Dr. Jennifer Norrell, Superintendent of Schools
East Aurora School District 131 Board of Education
From: Steve Megazzini, Interim Assistant Superintendent of Operations
Subject: Recommendation to Accept the Proposal from Trane Technologies to Replace Rooftop Units on Select Buildings.

Update:

Committee request for a review of the 5-year capital expenditure plan (Attached)

The Issue:

Replacement of select older rooftop units on certain buildings throughout the district.

Justification:

The district has replaced/added HVAC equipment to its buildings over the last six years. In some instances, when the replacement process was being planned, there were a number of rooftop units that were newer and still had 7-15 years of life usage remaining. While we have replaced approximately 100 rooftop units, there were about 30 RTU's that were still functional. We have built the replacements into the 5 Year capital expenditure chart.

As it has been six years since we started the process, we are acknowledging the need to begin to replace some of these units that are at end of life. Some current challenges with some of these older units:

- Replacement parts are difficult to acquire, and the leads times are long. The district experienced this at Allen school this past summer when we had to rent an external AC unit for the multipurpose room as we waited 6 weeks for a part at the beginning of school.
- Continuing to have service calls to repair these units is costly.
- Potential Refrigerant cost on obsolete refrigerant – 30 ton unit holds
- Component degradation

Working with Trane Technologies, the company has a full turnkey solution replacing entire unit, includes all labor and materials to install, controls integration to BAS system, crane cost, unit removal from site, 5-year parts and labor warranty, and new 454b refrigerant. Trane would work as the installer as well. Unlike the renovation and adding/replacement of all units (as we have done these past six years, where the construction may include abatement, flooring, and running ductwork through the building), these RTU's are a much simpler one for one replacement that Trane is seasoned at completing.

Based on needs, we would set a schedule over the next 5 years to replace units. We had an estimate of the replacements into the 5 Year capital expenditure chart. Currently, we are looking to replace five larger units at five buildings, including the unit at Allen. Both the Trane equipment and installation services are able to be purchased through the Omnia Cooperative, as we have done with other Trane products. The five units are:



School	Age of unit	Turnkey Cost
Simmons	18 years	\$245,000
Allen	18 years	\$230,000
Dieterich	19 years	\$150,000
Hermes	19 years	\$172,000
Johnson	19 years	\$195,000

We will have a list of the remaining units along with how old and cost for replacement at the next B&G Committee meeting, and will look to replace the remainder over the next three-five years, based on challenges we are having with the individual units.

Board Policy and Past Practices:

Pursuant to Board Policy 4:60, Supplies, materials, or work involving an expenditure in excess of \$25,000 must comply with the State law bidding procedure, 105 ILCS 5/10-20.21, unless specifically exempted. The purchasing co-operative is such exemption.

Strategic Plan:

This recommendation supports Strategic Goal #2, Operational Excellence that states the following: *East Aurora School District 131 will align and utilize systems and resources that promote operational excellence, efficiency, and fiscal accountability.*

Supporting Data:

Documentation attached.

Recommendation:

It is recommended that the Board of Education accept the motion to approve the purchase of mechanical equipment, controls, and warranties and installation for five units at specific schools through the Omnia co-operative purchasing agreement with Trane Technologies in the amount of \$992,000.00

Timeline for Decision

February 18, 2025

Facility Improvement Projects

EXECUTIVE SUMMARY

Preliminary Priority List



Category	PRIORITY	NOTE	SUMMER 2024	SUMMER 2025	SUMMER 2026	SUMMER 2027	SUMMER 2028	SUMMER 2029	SUMMER 2030 - BEYOND	5 YEAR TOTAL
ROOFING	2		\$ 1,018,910	\$ 535,000	\$ 912,000	\$ 290,000	\$ 550,000	\$ -	\$ -	\$ 3,303,910
WINDOW	1		\$ 512,000	\$ 1,579,215	\$ 1,210,000	\$ 605,000	\$ 1,162,500	\$ 2,797,500	\$ 3,720,000	\$ 11,576,215
TUCK POINTING	2		\$ 104,855	\$ 225,000	\$ 325,000	\$ 250,000	\$ -	\$ -	\$ -	\$ 904,855
SITE IMPROVEMENTS	2		\$ 599,148	\$ 200,000	\$ 110,000	\$ 150,000	\$ -	\$ -	\$ -	\$ 1,059,148
FLOORING	3		\$ 469,000	\$ 387,761	\$ 359,150	\$ 413,658	\$ 618,970	\$ 258,837	\$ 2,305,269	\$ 4,813,645
DOORS	1		\$ -	\$ 130,000	\$ 125,000	\$ 150,000	\$ -	\$ -	\$ -	\$ 405,000
INTERIOR	3		\$ -	\$ 181,823	\$ 244,520	\$ 176,882	\$ 633,196	\$ 517,820	\$ 2,775,540	\$ 4,529,761
ABATEMENT	4		\$ -	\$ 200,000	\$ 200,000	\$ 200,000	\$ 200,000	\$ 200,000	\$ 200,000	\$ 1,200,000
FIRE PANEL REPLACEMENTS	1		\$ 695,376	\$ 150,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 845,376
GENERAL PROJECTS	1		\$ 347,000	\$ 150,000	\$ 175,000	\$ 175,000	\$ -	\$ -	\$ -	\$ 847,000
EAHS Envelope, Windows and Watermain			\$ 2,388,413							\$ 2,388,413
10 Year Decennial work	1			\$ 75,000						\$ 75,000
TOTAL			\$ 6,130,502	\$ 3,813,799	\$ 3,650,670	\$ 2,410,540	\$ 3,154,666	\$ 3,774,157	\$ 9,001,809	\$ 31,871,143
Career Technical Center	1			\$ 4,000,000	\$ 18,000,000	\$ 18,000,000				\$ 40,000,000
Cowherd Mechanical			\$ 8,740,095							\$ 8,740,095
High School Mechanical	1			\$ 6,000,000	\$ 6,000,000	\$ 10,000,000	\$ 10,000,000			\$ 32,000,000
SECURED ENTRANCES	1		\$ -	\$ 850,000	\$ 935,000	\$ 1,028,500	\$ 1,131,350			\$ 3,944,850
Elementary Steam Labs	2		\$ 400,000	\$ 500,000	\$ 500,000	\$ 500,000	\$ 500,000	\$ 500,000		\$ 2,900,000
Outdoor Wellness Centers	2		\$ 2,096,516	\$ 200,000	\$ 200,000	\$ -	\$ -	\$ -	\$ -	\$ 2,496,516
Potential 2024 RTU unit Replacement of units nearing EOL	3				\$ 916,667	\$ 916,667	\$ 916,667			\$ 2,750,000
TOTAL			\$ 11,236,611	\$ 11,550,000	\$ 26,551,667	\$ 30,445,167	\$ 12,548,017	\$ 500,000	\$ -	\$ 92,831,461

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- This is a living document constantly being updated and designed to identify specific building/site improvement needs. The identified needs are subject to discussion and prioritization by the District on an ongoing basis.
 - This document is for general year building maintenance projects throughout the district and does not include large scale nonmaintenance projects.
 - The data provided in this document is a combination of information from the report compiled by information gathered by CCA via building walk throughs and EASD staff discussion. The executive summary combines the total values from the identified improvements found in the project summaries included with this report. Priorities currently remain the building envelope. Items that have not been assigned a budget require further discussion and definition or have not been identified as a priority.
 - Abatement work is being completed in coordination with the improvement projects. Abatement work is typically tied to specific renovation projects. Projections at this time do not identify any specific abatement work.
 - Safety and Security projects currently have a place holder. Each school needs to be individually reviewed for scope and actual budget.

Facility Improvement Projects



EXECUTIVE SUMMARY

Preliminary Priority List

Category	PRIORITY	NOTE	SUMMER 2025	SUMMER 2026	SUMMER 2027	SUMMER 2028	SUMMER 2029	SUMMER 2030 - BEYOND	5 YEAR TOTAL
WINDOW	1		\$ 1,579,215	\$ 1,210,000	\$ 605,000	\$ 1,152,500	\$ 2,797,500	\$ 3,720,000	\$ 11,064,215
DOORS	1		\$ 130,000	\$ 125,000	\$ 150,000	\$ -	\$ -	\$ -	\$ 405,000
FIRE PANEL REPLACEMENTS	1		\$ 150,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 150,000
GENERAL PROJECTS	1		\$ 150,000	\$ 175,000	\$ 175,000	\$ -	\$ -	\$ -	\$ 500,000
10 Year Decennial work	1		\$ 150,000						\$ 150,000
TOTAL			\$ 2,159,215	\$ 1,510,000	\$ 930,000	\$ 1,152,500	\$ 2,797,500	\$ 3,720,000	\$ 12,119,215
Career Technical Center	1		\$ 4,000,000	\$ 18,000,000	\$ 18,000,000				\$ 40,000,000
High School Mechanical	1		\$ 6,000,000	\$ 6,000,000	\$ 10,000,000	\$ 10,000,000			\$ 32,000,000
SECURED ENTRANCES	1		\$ 850,000	\$ 935,000	\$ 1,028,500	\$ 1,131,350			\$ 3,944,850
TOTAL			\$ 10,850,000	\$ 24,935,000	\$ 29,028,500	\$ 11,131,350	\$ -	\$ -	\$ 75,944,850





Facility Improvement Projects
Roofing Projects

School Building	Cost Description	Cost Priority	Priority	SUMMER 2020	SUMMER 2021	SUMMER 2022	SUMMER 2023	SUMMER 2024	2025 Priority	SUMMER 2025	SUMMER 2026	SUMMER 2027	SUMMER 2028	SUMMER 2029	SUMMER 2030- BEYOND
PRE-SCHOOLS															
GONZALEZ CHILD CENTER	Asphalt shingles installed 2015, Addition roof 2001		1 - High Priority												
EARLY CHILDHOOD CENTER			2 - Medium Priority												
STEAM ACADEMIES															
BEHAVIORS															
ELEMENTARY SCHOOLS															
ALLEN	Roof replacement 2019 on 10,221 sq ft. Roof deck replaced with 2" rigid insulation coating					X	X								
BIRDWELL	Roof replacement Sections 2, 7 Asphalt shingles installed 2013														
BEAUPRE	832115 Single Ply EPDM roofing system with Smart Guard Insulating core, Section 1, 2017-2022-2023-2024-2025						X								
BRADY	EPDM Restoration 2021 and 2022			X											
DIETRICH	1385 EPDM Restoration required to be complete in an emergency and from 4/10/21 Restoration costing 2511 on sections									\$250,000.00					
GATES	EPDM Restoration 2022-2022-2022 Bulk Installation 2024-2029				X										
HERNIMES	96000 Replacement of new EPDM Restoration 2022 / 200 Installation 2018-2019					X	X								
JOHNSON	802112 Single Ply EPDM with insulation, fully adhered on metal, including deck insulation, 2.3 2017-2022-2023-2024-2025		3												
KRUG	802112 Single Ply EPDM with insulation, fully adhered on metal, including deck insulation, 2.3 2017-2022-2023-2024-2025		3												
ONE PARK	Asphalt shingles installed 2012 / 212,000 sq ft. 2022														
OTDUNNELL	EPDM Restoration 2022-2022-2022 Bulk Installation 2024-2029														
ROLLINS	EPDM Restoration 2022 Bulk Installation 2024-2029					X									
MAGNET SCHOOLS															
FRED RODGERS	EPDM Restoration 2020														
MIDDLE SCHOOLS															
COMPTON	802112 Single Ply EPDM roofing system with Smart Guard Insulating core, Section 1, 2017-2022-2023-2024-2025		1,2				X								
SIMMONS	802112 Single Ply EPDM roofing system with Smart Guard Insulating core, Section 1, 2017-2022-2023-2024-2025														
WALDO	Asphalt shingles installed 2016														
HIGH SCHOOLS															
HIGH SCHOOL	802112 Single Ply EPDM roofing system with Smart Guard Insulating core, Section 1, 2017-2022-2023-2024-2025		2,3												
										\$512,000.00	\$912,000.00	\$534,000.00	\$9,000.00	\$5,000.00	
										\$1,018,000.00	\$912,000.00	\$534,000.00	\$9,000.00	\$5,000.00	



Facility Improvement Projects
Window Replacement Projects

School Building	Cost Description	CCA Priority	Specs Priority 1 = High Priority 2 = Medium Priority 3 = Low Priority	SUMMER 2020	SUMMER 2021	SUMMER 2022	SUMMER 2023	SUMMER 2024	2025 Priority	SUMMER 2025	SUMMER 2026	SUMMER 2027	SUMMER 2028	SUMMER 2029	SUMMER 2030 BEYOND
PRESCHOOLS															
GONZALEZ CHILD CENTER	Replacement of deteriorated inefficient windows		3								\$355,000.00				
EARLY CHILDHOOD CENTER															
STEAM ACADEMIES															
	Included in 2017														
ELEMENTARY SCHOOLS															
ALLEN	Replacement of deteriorated inefficient windows		1					\$312,000.00							
BARDWELL	Replacement of deteriorated inefficient windows		2											\$2,000,000.00	
BEAUPRE	Replaced 2023					X									
BREADY	Replaced 2018						X								
DIETRICH	Replaced 2022														
GATES	Replaced 2017														
HERNIMES	Replacement of deteriorated inefficient windows		2												\$1,720,000.00
JOHNSON															
KRUG	Repair replacement of deteriorated inefficient windows		1								\$170,000.00				
OAK PARK	Replacement of deteriorated inefficient windows		2											\$797,500.00	
O'DONNELL	Replacement of deteriorated inefficient windows		1							\$570,000.00					
ROLLINS	Replacement of deteriorated inefficient windows		3								\$235,000.00				
MARNET SCHOOLS															
FRED RODGERS	During window set in district rehab. Replaced spring of 2023						X								
MIDDLE SCHOOLS															
COWHIBD	Replacement of deteriorated inefficient windows		3							\$240,000.00					
SIMMONS	Replacement of deteriorated inefficient windows		2							\$970,000.00					
WALDO	Replaced 2017														
HIGH SCHOOLS															
HIGH SCHOOL	Replacement of deteriorated inefficient windows		1							\$900,215.19					
				Totals:				\$-312,000.00		\$1,159,115.19	\$1,210,000.00	\$605,000.00	\$1,159,500.00	\$2,397,500.00	\$1,720,000.00

 															
Facility Improvement Projects Tuck Painting Projects															
School Building	Cost Description	COA Priority	Facility Priority	SUMMER 2020	SUMMER 2021	SUMMER 2022	SUMMER 2023	SUMMER 2024	2025 Priority	SUMMER 2025	SUMMER 2026	SUMMER 2027	SUMMER 2028-BEYOND		
PRESCHOOLS															
GONZALEZ CHILD CENTER	Original building constructed 1988 Addition 1990, 2017, 2022														
EARLY CHILDHOOD CENTER															
STEAM ACADEMYS															
BEAUVENUE	Insulated 2015														
ELEMENTARY SCHOOLS															
ALLEN	Rebuilt 1955 and 1970 building Rebuilt building														
BANDWELL	Tuck paint building entire area														
BEAUPRE	Rebuilt 1953 and 1914 building														
BRADY	Rebuilt 1953 building Tuck paint building entire area		1		X						\$250,000.00				
DIETRICH	Insulated or repaired in 2002 or 2008				X										
GATES	Various tuck painting projects, faulty window wood rotters repaired		1		X						\$225,000.00				
HERNIMES	Repaired roof and repaired/replaced water point for water tank (2006) for 1929 building		2		X										
JOHNSON	Original building Tuckpainted 2018 Addition: Broome 200 & 2005														
KRUG	Original building 1964 Addition 2000						X								
OAK PARK	Original building 1984 Addition 1971 & 2006														
O'DONNELL	Original building 1984 Addition 2000														
ROLLINS	Original building 1989 Addition 2000														
MAGNET SCHOOLS															
FRED RODGERS	Majority Cup roof, required at Liberty Addition of building pro work commenced February 2023/complete in 2024		2					\$104,655.00							
MIDDLE SCHOOLS															
CONNIBED	Original building prior to 2000 Addition 2000 & 2006		2								\$25,000.00				
SIMMONS	Majority of building pro work documented for 2023/complete in 2024			X											
WALDO	Tuckpainted in 2016 & 2017 Addition 1999					X									
HIGH SCHOOLS															
HIGH SCHOOL					X										
										Total:	\$104,655.00	\$225,000.00	\$335,000.00	\$50,000.00	\$0.00

Facility Improvement Projects														
Site Improvement Projects														
School Building	Cost Description	Cost Priority	Priority 1 = High Priority 2 = Medium Priority 3 = Low Priority	SUMMER 2020	SUMMER 2021	SUMMER 2022	SUMMER 2023	SUMMER 2024	2025 Funding	SUMMER 2025	SUMMER 2026	SUMMER 2027	SUMMER 2028	SUMMER 2029 - BEYOND
PRESCHOOLS														
GONZALEZ CHILD CENTER	Partial new parking lot included 2021 Needs resurfacing		2		X						\$50,000.00			
EARLY CHILDHOOD CENTER	Needs seal coating		2								\$60,000.00			
STREAM ACADEMYS														
BENAVIDES														
	Needs seal coating		2								\$60,000.00			
ELEMENTARY SCHOOLS														
ALLEN	South lot replaced 2021 North lot needs seal coating		2	X							\$30,000.00			
BARDWELL	West lot replaced 2022 East lot seal coated 2022			X		X						\$150,000.00		
BEAUPRE	North lot needs seal coating North lot seal coating		1		X			\$182,000.00						
BRADY	Needs resurfacing		1					\$393,465.00						
DIETERICH	North West Lot Resurfaced 2022 Paving and seal coating for West Court 2022					X			\$20,000.00					
GATES	Needs seal coating		2			X		\$12,482.21						
HERNIMES	Needs seal coating					X								
JOHNSON	Needs seal coating West lot seal coating					X	X							
KRIG	Needs seal coating West lot replaced 2019 seal coating 2022 Paved and seal coated for West 2022					X								
CLARK PARK	Installed 2020				X			\$13,220.88						
O'DONNELL	Needs seal coating				X									
ROLLINS	Needs seal coating		3								\$60,000.00			
MAGNET SCHOOLS														
FRED RODGERS	Needs seal coating North lot for needs resurfacing						X							
MIDDLE SCHOOLS														
COMBIB	East Entry and South lot replaced 2021 North lot seal coated 2021			X										
SIMMONS	Replaced 2018 & 2021 Needs Seal coating				X									
WALDO	Replaced 2021					X								
HIGH SCHOOLS														
HIGH SCHOOL	East lot needs repairs West lot seal coated 2022					X								
	TOTALS							\$993,148.07	\$200,000.00	\$110,000.00	\$150,000.00	\$0.00	\$0.00	\$0.00

